



**Planning Commission
February 9, 2010 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX. 78701**

Dave Anderson
Danette Chimenti - Parliamentarian
Mandy Dealey – Vice-Chair
Ben DeLeon
Saundra Kirk

Jay Reddy – Secretary
Clint Small
Dave Sullivan - Chair
Kathryne Tovo

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes for January 26, 2010.

C. PUBLIC HEARING

- 1. Master Plan:** **MP-2009-0001 - East Riverside Corridor Master Plan**
Location: East Riverside / Oltorf Combined and Montopolis NPA
Owner/Applicant: City of Austin - Planning and Development Review Dept.
Request: Adopt the East Riverside Corridor Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan as recommended by staff.
Staff Rec.: **Recommended**
Staff: Erica Leak, 974-2856, erica.leak@ci.austin.tx.us
Planning and Development Review Department
- 2. Code Amendment:** **C20-2009-013 - Reclassification of East Riverside Drive between Pleasant Valley Rd. and Hwy. 71 as a Core Transit Corridor**
Location: East Riverside / Oltorf Combined and Montopolis NPA
Owner/Applicant: City of Austin - Planning and Development Review Dept.
Request: Approve an amendment to the Land Development Coded (LDC) Chapter 25-2 Subchapter E: Design Standards and Mixed used to reclassify East Riverside Drive between Pleasant Valley Road and Highway 71 from an Urban Roadway to a Core Transit Corridor.
Staff Rec.: **Recommended**
Staff: Erica Leak, 974-2856, erica.leak@ci.austin.tx.us
Planning and Development Review Department
- 3. Neighborhood Plan Amendment:** **NPA-2009-0012.03 - Upper Boggy Creek Vertical Mixed Use Neighborhood Plan Amendment**
Location: IH 35, 26th Street and Comal Street on the west, Airport Boulevard to the north and east, and Martin Luther King, Jr. Boulevard, Cedar Boulevard, Rogers Boulevard, Walnut Boulevard and Manor Road to the south, Boggy Creek; Waller Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: City of Austin - Planning and Development Review Department (Jacob Browning)
Request: To change the land use designation on the Future Land Use Map (FLUM) from Single Family, Office and Commercial to Mixed Use on selected tracts within the Upper Boggy Creek Neighborhood Planning Area.
Staff: Jacob Browning, 974-7657, jacob.browning@ci.austin.tx.us
Planning and Development Review Department

- 4. Rezoning: C14-2009-0102 - Upper Boggy Creek Vertical Mixed Use Building (V) Zoning Opt-In/Opt-Out Process**
- Location: IH 35, 26th Street and Comal Street on the west, Airport Boulevard to the north and east, and Martin Luther King, Jr. Boulevard, Cedar Boulevard, Rogers Boulevard, Walnut Boulevard and Manor Road to the south, Boggy Creek; Waller Creek Watershed, Upper Boggy Creek NPA
- Owner/Applicant: City of Austin - Planning and Development Review Department (Jacob Browning)
- Request: To implement Vertical Mixed Use Building (V) zoning regulations within the Upper Boggy Creek Neighborhood Planning Area. These include Vertical Mixed Use Building dimensional standards; allowable uses for a Vertical Mixed Use Building in office base district zoning; relaxed parking standards for commercial uses in a Vertical Mixed Use Building; and affordability requirements for Vertical Mixed Use Building developments. The Planning Commission may consider adopting all or some of these regulations, or amending the Vertical Mixed Use (VMU) overlay district to exclude properties within the Upper Boggy Creek Neighborhood Planning Area from the overlay district.
- Staff: Jacob Browning, 974-7657, jacob.browning@ci.austin.tx.us
Planning and Development Review Department
- 5. Rezoning: C14-2009-0163 - Lot 1 Leon A. Schmidt Addition**
- Location: 8565 Research Boulevard North Bound, Little Walnut Creek Watershed, North Austin Civic Association NPA
- Owner/Applicant: Obrien Cedrone Inc. (Alfredo Cedrone)
- Agent: Conley Engineering, Inc. (Carl Conley)
- Request: GR-NP to CS-1-NP
- Staff Rec.: **Recommendation Pending**
- Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Planning and Development Review Department
- 6. Rezoning: C814-2008-0145 - The Park PUD**
- Location: 801 Barton Springs Road, Lady Bird Lake Watershed, Bouldin Creek NPA
- Owner/Applicant: Texas American Headquarters (David Honeycutt)
- Agent: Drenner & Golden Stuart Wolff, LLP. (Michele Haussmann)
- Request: From CS-1-NP to PUD-NP
- Staff Rec.: **Not Recommended**
- Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

- 7. Rezoning: C814-2009-0099 - West Park PUD**
 Location: 7914 - 8023 West U.S. Highway 290 (except 7912 West U.S. Highway 290), Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: Buffalo Equities, Ltd. (Rudy Belton)
 Agent: Clark, Thomas & Winters, P.C. (Kelly Wright)
 Request: GR-CO-NP; PUD-NP to PUD-NP
 Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Staff**
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
 Planning and Development Review Department
- 8. Rezoning: C14-2009-0156 - Los Comales**
 Location: 2136 East 7th Street, Town Lake Watershed, Central East Austin NPA
 Owner/Applicant: Merced and Graciela Benitez
 Agent: Evergreen Global Group, L.L.C. (Roger Chan)
 Request: CS-CO-MU-NP to CS-1-CO-MU-NP
 Staff Rec.: **Not Recommended**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Planning and Development Review Department
- 9. Rezoning: C14-2009-0165 - 5639 Airport Boulevard Rezone**
 Location: 5639 Airport Boulevard, Tannihill Branch Watershed, North Loop NPA
 Owner/Applicant: Wonderworkers Properties, L.L.C. (David Jabour)
 Agent: Thrower Design (Ron Thrower)
 Request: CS-V-CO-NP to CS-1-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department
- 10. Rezoning: C14-2009-0166 - Westend Bistro**
 Location: 1315 West 6th Street, Shoal Creek Watershed, Old West Austin NPA
 Owner/Applicant: AGSA Group, L.L.C. (Gretchen Alley)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: LO-NP & LO-V-NP to GR-V-NP
 Staff Rec.: **Recommended**
 Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
 Planning and Development Review Department

- 11. Rezoning:** **C14-2010-0005 - Athena School Haussmann**
Location: 1405 Morgan Lane, West Bouldin Creek Watershed, South Lamar
Planning Area NPA
Owner/Applicant: Robb Buchanan
Agent: Karl D. Haussmann
Request: SF-3 to NO-CO and GO-CO
Staff Rec.: **Recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department
- 12. Site Plan Extension Request:** **SPC-2007-0439C(XT2) - Western Oaks Retail Center**
Location: 4625 W. Wm. Cannon, Williamson Creek (BSZ) Watershed, East Oak Hill
NPA
Owner/Applicant: AVG-Austin, LP. (Doug Jaquay)
Agent: Land Strategies, Inc. (Paul Linehan)
Request: Approval of a four-year extension to an administratively extended site plan
Staff Rec.: **Recommended**
Staff: Lynda Courtney, 974-2810, lynda.courtney@ci.austin.tx.us
Planning and Development Review Department
- 13. Site Plan Conditional Use Permit and Waiver Request:** **SPC-2009-0221A - Happy Faces**
Location: 7109 Blessing Ave, Buttermilk Branch Watershed, St. Johns
Neighborhood Planning Area NPA
Owner/Applicant: Rosalina Abrego
Request: Approval of a conditional use permit to change the use of the property to
Day Care Services (General). The applicant is also requesting a variance
from Sec. 25-2-1067(F) to locate a playground with a 5 foot setback from
the property to the south.
Staff Rec.: **Recommended**
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department

- 14. Site Plan - Waiver Request Only: SP-2009-0194C - Thai Retail Center**
- Location: 850 E. Rundberg Lane, Little Walnut Creek Watershed, Windsor Hills Neighborhood Planning Area NPA
- Owner/Applicant: First Nework Realty (Son (Shawn) Thai)
- Agent: Duarte Engineering (Manny Duarte)
- Request: Approval of a waiver from Section 25-2-1063(B) to locate a building 10 feet away from an SF-3 zoned lot to the east, used as a school.
- Staff Rec.: **Recommended**
- Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department
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- 15. Site Plan - Conditional Use Permit and Variance Request: SPC-2009-0331A - TNT-Taco Tequila (Late Hours Permit)**
- Location: 507 Pressler, Suite 400, Lady Bird Lake Watershed, Old West Austin NPA
- Owner/Applicant: Mesa SW Austin, LLC (James Baron)
- Agent: Custom Restaurant Development (David Pencsak)
- Request: Approval of a conditional use permit for a late hours permit and approval of a variance from § 25-5-146(B)(2) - A parking area for a cocktail lounge or a restaurant with a late-hours permit must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless the Land Use Commission grants a variance from this requirement at the time of site plan approval.
- Staff Rec.: **Recommended with conditions**
- Staff: Sue Welch, 974-3294, sue.welch@ci.austin.tx.us
Sangeeta Jain, 974-2219, sangeeta.jain@ci.austin.tx.us
Planning and Development Review Department
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- 16. Resubdivision: C8-2010-0004.0A - Resubdivision of Lot 1A, Domain Shopping Center Section 1**
- Location: 3314 W. Braker Lane, Walnut/Shoal Creek Watershed, N. Burnet/Gateway NPA
- Owner/Applicant: The Domain Shopping Center Section 1, (Joe Stallsmith)
- Agent: Bury & Partners, Inc. (Joe Isaja & Alastair Jenkin)
- Request: Approval of the Resubdivision of Lot 1A, Domain Shopping Center Section 1 composed of 1 lot on 39.836 acres.
- Staff rec.: **DISAPPROVAL**
- Staff: Planning and Development Review Department

- 17. Final Plat:** **C8-2010-0012.0A - Met Center II, Resub**
Location: Burleson Rd, Onion/Carson Creek Watershed
Owner/Applicant: Met Center II Nyctex, Ph II, LTD (Howard Yancy)
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Met Center II, Resub composed of 6 lots on 75.061 acres
Staff rec.: **DISAPPROVAL**
Staff: Planning and Development Review
- 18. Final Plat:** **C8-95-0220.02.2A - Expo Center Section 1 Block 8**
Location: Montopolis Drive, Williamson/Onion Creek Watershed
Owner/Applicant: 143 Smith School Ltd. (Ed Henigin)
Agent: Bury & Partners (Kelly J. Bell)
Request: Approval of the Expo Center Section 1 Block 8 composed of 1 lot on 36.98 acres.
Staff Rec.: **DISAPPROVAL**
Staff: Planning and Development Review

D. NEW BUSINESS

- 1. Discussion and Possible action:**
Request: Discussion and possible action on the process by which Planning Commission will convene a stakeholder working group to provide input to the Executive Committee of the Planning Commission on the recommendations of the proposed Density Bonus Program.

E. SUBCOMMITTEE REPORTS



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-ADDENDUM-

The following items were inadvertently left off the agenda or amended.

C. PUBLIC HEARINGS

- 19. Final without Preliminary:** **C8-2010-0010.0A – Oltorf Village Section 2**
- Location: 1400 St. Edward's Drive, Country Club West Creek Watershed, St. Edwards NPA
- Owner/Applicant: Yaupon Partners, LLC (Ray McMackin)
- Agent: Frie Planning & Development Concert (Ross Frie)
- Request: Approval of the Oltorf Village Section 2 composed of 1 lot on .2170 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review

D. NEW BUSINESS

- 2. Discussion and Action** Discussion and action on CDC request to create a stakeholder group to relate entitlement increases to public benefits, including affordable housing.

F. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Neighborhood Planning & Zoning Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.